

ORDINANCE NO. 970424-HH

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

TRACT 1: 6.57 ACRE TRACT OF LAND OUT OF THE JIM M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405 AND THE WILLIAM B. HARRISON SURVEY NO. 86, ABSTRACT NO. 382, IN TRAVIS COUNTY, TEXAS FROM "GO" GENERAL OFFICE DISTRICT TO "GR" COMMUNITY COMMERCIAL DISTRICT,

TRACT 2: 8.214 ACRE TRACT OF LAND OUT OF THE JIM M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405 AND THE WILLIAM B. HARRISON SURVEY NO. 86, ABSTRACT NO. 382, IN TRAVIS COUNTY, TEXAS FROM "GO" GENERAL OFFICE DISTRICT AND "CS" COMMERCIAL SERVICES DISTRICT TO "GR" COMMUNITY COMMERCIAL DISTRICT,

TRACT 3: 14.59 ACRE TRACT OF LAND OUT OF THE JIM M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405, IN TRAVIS COUNTY, TEXAS FROM "GR" COMMUNITY COMMERCIAL DISTRICT TO "LI" LIMITED INDUSTRIAL SERVICES DISTRICT,

TRACT 4: 15.17 ACRE TRACT OF LAND OUT OF THE JIM M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405 AND THE L. FRITZ SURVEY NO. 291, ABSTRACT NO. 280, IN TRAVIS COUNTY, TEXAS FROM "LI" LIMITED INDUSTRIAL SERVICES DISTRICT TO "GO" GENERAL OFFICE DISTRICT,

TRACT 5: 8.663 ACRE TRACT OF LAND OUT OF THE JIM M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405, IN TRAVIS COUNTY, TEXAS FROM "GO" GENERAL OFFICE DISTRICT, "GR" COMMUNITY COMMERCIAL DISTRICT, "CS" COMMERCIAL SERVICES DISTRICT, AND "LI" LIMITED INDUSTRIAL SERVICES DISTRICT TO "RR" RURAL RESIDENCE DISTRICT,

TRACT 6: 4.48 ACRE TRACT OF LAND OUT OF THE JIM M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405, IN TRAVIS COUNTY, TEXAS FROM "GR" COMMUNITY COMMERCIAL DISTRICT TO "GO" GENERAL OFFICE DISTRICT,

LOCALLY KNOWN AS THE PROPERTY LOCATED AT NORTH IH-35 SERVICE ROAD NORTHBOUND AND EAST YAGER LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the respective base zoning districts on the property described in File C14-96-0154, as follows:

Tract 1: From "GO" General Office district to "GR" Community Commercial district.

6.57 acre tract of land out of the John M. Swisher Survey No. 32, Abstract No. 2405, and the William B. Harrison Survey No. 86, Abstract No. 382, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2: From "GO" General Office district and "CS" Commercial Services district to "GR" Community Commercial district.

8.214 acre tract of land out of the John M. Swisher Survey No. 32, Abstract No. 2405, and the William B. Harrison Survey No. 86, Abstract No. 382, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

Tract 3: From "GR" Community Commercial district to "LI" Limited Industrial Services district.

14.59 acre tract of land out of the John M. Swisher Survey No. 32, Abstract No. 2405, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance,

Tract 4: From "LI" Limited Industrial Services district to "GO" General Office district.

15.17 acre tract of land out of the John M. Swisher Survey No. 32, Abstract No. 2405, and the L. Fritz Survey No. 291, Abstract No. 280, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this ordinance,

Tract 5: From "GO" General Office district, "GR" Community Commercial district, "CS" Commercial Services district and "LI" Limited Industrial Services to "RR" Rural Residence district.

8.663 acre tract of land out of the John M. Swisher Survey No. 32, Abstract No. 2405, the tract of land being more particularly described by metes and bounds in Exhibit "E" incorporated into this ordinance,

Tract 6: From "GR" Community Commercial district to "GO" General Office district.

4.48 acre tract of land out of the John M. Swisher Survey No. 32, Abstract No. 2405, the tract of land being more particularly described by metes and bounds in Exhibit "F" incorporated into this ordinance,

locally known as the property located at North IH-35 Service Road Northbound and East Yager Lane, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "G".

PART 2. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

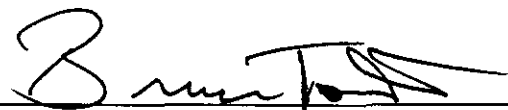
PART 3. This ordinance takes effect on May 5, 1997.

PASSED AND APPROVED

April 24

, 1997.

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§
§



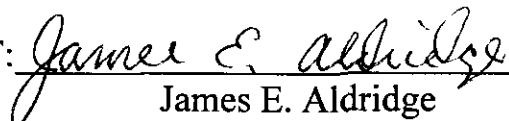
Bruce Todd
Mayor

APPROVED



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

Quentin Corp.
6.570 Acres
Proposed GR Zoning

Tract 1

FN 0469 (BDN)
November 12, 1996
SAM, Inc. Job No. 96119-22

A DESCRIPTION OF A 6.570 ACRE TRACT OF LAND LOCATED IN THE JOHN M. SWISHER SURVEY No. 32, ABSTRACT No. 2405, AND THE WILLIAM B. HARRISON SURVEY No. 86, ABSTRACT No. 382, BOTH IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 218.594 ACRE TRACT OF LAND DESCRIBED IN A DEED TO QUENTIN CORP. RECORDED IN VOLUME 12034, PAGE 2083 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6.570 ACRE TRACT, AS DEPICTED ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation Type I monument found at the south end of a curve, on the east right-of-way line of Interstate Highway 35 (width varies), being a point of curvature in the west line of said 218.594 acre tract;

THENCE with the arc of a curve to the right, a distance of 450.92 feet through a central angle of $7^{\circ} 03' 06''$, a radius of 3663.77 feet, and a chord which bears $N 18^{\circ} 15' 34'' W$, a distance of 450.63 feet to a 1/2-inch iron rod set for the northwest corner of the tract described herein;

THENCE departing said east right-of-way line of IH 35, over and across said 218.594 acre tract, the following four (4) courses and distances:

1. $N 86^{\circ} 43' 23'' E$, a distance of 561.41 feet to a 1/2-inch iron rod set,
2. $S 06^{\circ} 43' 35'' E$, a distance of 301.96 feet to a 1/2-inch iron rod set,
3. $S 08^{\circ} 04' 54'' W$, a distance of 102.24 feet to a 1/2-inch iron rod set, and
4. $S 40^{\circ} 25' 19'' W$, a distance of 457.98 feet to a 1/2-inch iron rod set on said east right-of-way line of IH 35, from which point a Type I monument found bears, $S 21^{\circ} 40' 52'' E$, a distance of 206.54 feet;

THENCE with said east right-of-way line of IH 35, the following three (3) courses and distances:

1. $N 21^{\circ} 40' 52'' W$, a distance of 68.45 feet to a 1/2-inch iron rod found for angle point,
2. $N 36^{\circ} 02' 54'' W$, a distance of 102.36 feet to a Type I monument found for angle point, and

EXHIBIT "A"

Quentin Corp.
6.570 Acres
Proposed GR Zoning

FN 0469 (BDN)
November 12, 1996
SAM, Inc. Job No. 96119-22

3. N 21° 57' 40" W, a distance of 154.58 feet to the **POINT OF BEGINNING** and containing 6.570 acres of land, more or less.

BASIS OF BEARINGS: Two (2) 3/4" iron pipes found for an east line of the 218.594 acre tract. Record bearing of S 32° 37' 10" W was held, record distance of 2356.28 feet was found to be 2356.33 feet.

THE STATE OF TEXAS

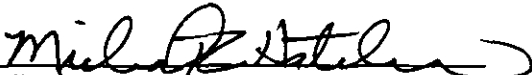
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

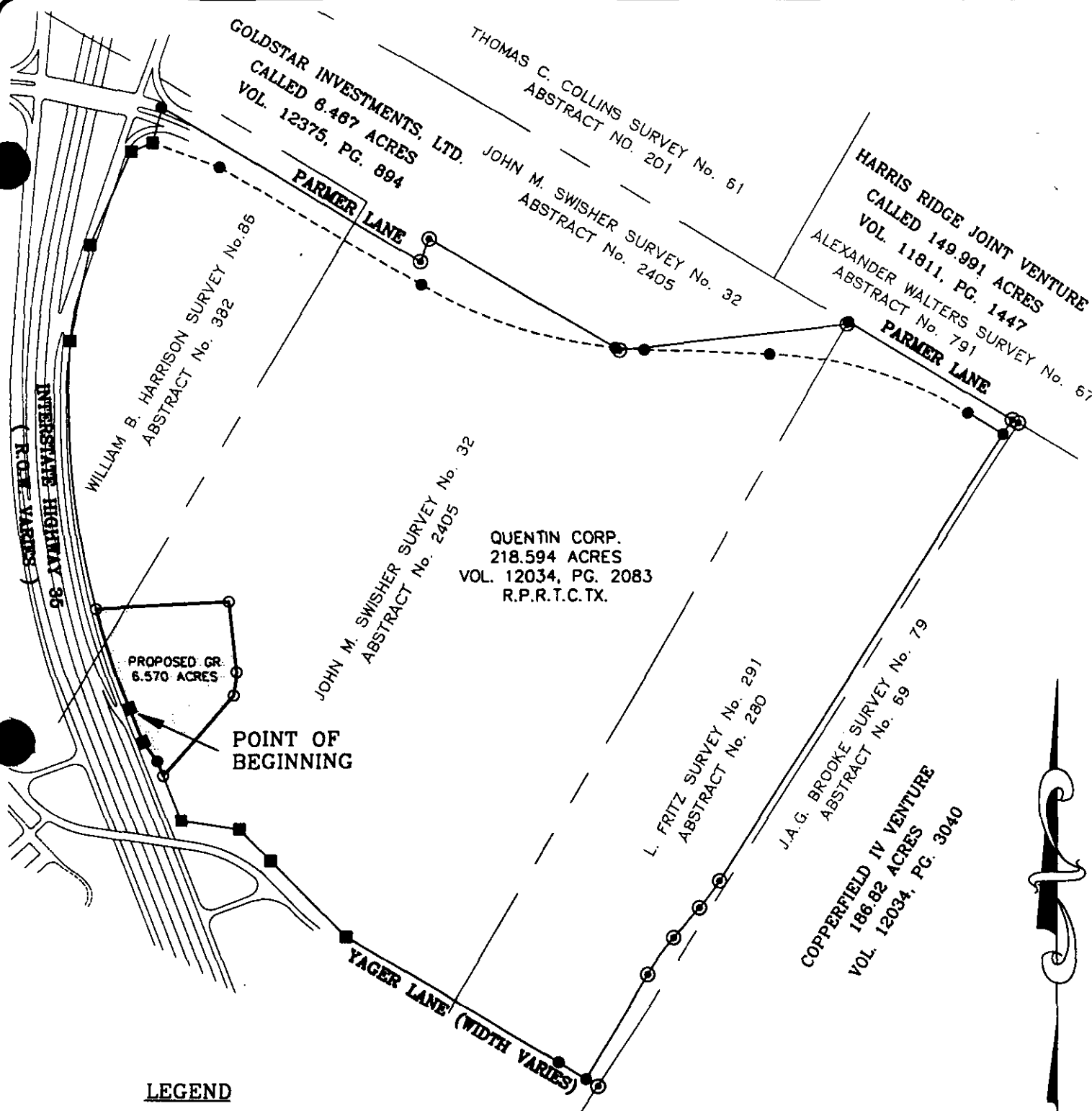
That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during November, 1996 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of November, 1996 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704


Michael R. Hatcher
Registered Professional Land Surveyor
No. 4259 - State of Texas





LEGEND

- TEXAS DEPARTMENT OF TRANSPORTATION
TYPE I MONUMENT
- ⊙ 3/4" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET



GRAPHIC SCALE

SCALE : 1" = 600'

NOVEMBER, 1996

TRAVIS COUNTY, TEXAS

R.P.R.T.C.TX. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS

SAM INC.
SURVEYING AND MAPPING INC.

4029 Capital of Texas Highway, S.E.
Brodie Oaks Professional Plaza, Suite 128
Austin, Texas 78704
(512) 447-0878
Fax: (512) 336-3029

SKETCH TO ACCOMPANY
FIELD NOTE No. 0469

Tract 2

A DESCRIPTION OF A 8.214 ACRE TRACT OF LAND LOCATED IN THE JOHN M. SWISHER SURVEY No. 32, ABSTRACT No. 2405, AND THE WILLIAM B. HARRISON SURVEY No. 86, ABSTRACT No. 382, BOTH IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 218.594 ACRE TRACT OF LAND DESCRIBED IN A DEED TO QUENTIN CORP. RECORDED IN VOLUME 12034, PAGE 2083 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 8.214 ACRE TRACT, AS DEPICTED ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation Type I monument found at the south end of a curve in the east right-of-way line of Interstate Highway 35 (width varies), being a point of curvature in the west line of said 218.594 acre tract;

THENCE with said east right-of-way line of IH 35, a distance of 1614.04 feet through a central angle of 25° 14' 28", having a radius of 3663.77 feet, and a chord which bears N 09° 09' 53" W, a distance of 1601.01 feet to a Type I monument found;

THENCE N 88° 15' 26" E, departing said east right-of-way line of IH 35, over and across said 218.594 acre tract, a distance of 677.18 feet to a 1/2-inch iron rod set for the **POINT OF BEGINNING** and the northwest corner of the tract described herein;

THENCE continuing across said 218.594 acre tract, the following eleven (11) courses and distances:

1. S 61° 59' 03" E, a distance of 505.01 feet to a 1/2-inch iron rod set,
2. S 09° 44' 22" E, a distance of 125.61 feet to a 1/2-inch iron rod set,
3. S 11° 31' 00" W a distance of 187.74 feet to a 1/2-inch iron rod set,
4. S 02° 52' 51" E, a distance of 81.36 feet to a 1/2-inch iron rod set,
5. S 35° 52' 57" W, a distance of 395.63 feet to a 1/2-inch iron rod set,
6. S 34° 37' 55" E, a distance of 7.52 feet to a 1/2-inch iron rod set,
7. S 60° 39' 08" W, a distance of 8.13 feet to a 1/2-inch iron rod set,
8. N 43° 44' 48" W, a distance of 196.60 feet to a 1/2-inch iron rod set,
9. N 19° 06' 08" W, a distance of 286.00 feet to a 1/2-inch iron rod set,
10. with the arc of a curve to the left (non-tangent to last course), a distance of 160.40 feet through a central angle of 9° 22' 41", having a radius of 980.00 feet, and a chord which bears N 70° 32' 43" W, a distance of 160.23 feet to a 1/2-inch iron rod set, and

EXHIBIT "B"

Quentin Corp.
8.214 Acres
Proposed GR Zoning

FN 0470 (BDN)
November 12, 1996
SAM, Inc. Job No. 96119-22

11. N 20° 17' 18" E, a distance of 523.80 feet to the **POINT OF BEGINNING** and containing 8.214 acres of land, more or less.

BASIS OF BEARINGS: Two (2) 3/4" iron pipes found for an east line of the 218.594 acre tract. Record bearing of S 32° 37' 10" W was held, record distance of 2356.28 feet was found to be 2356.33 feet.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

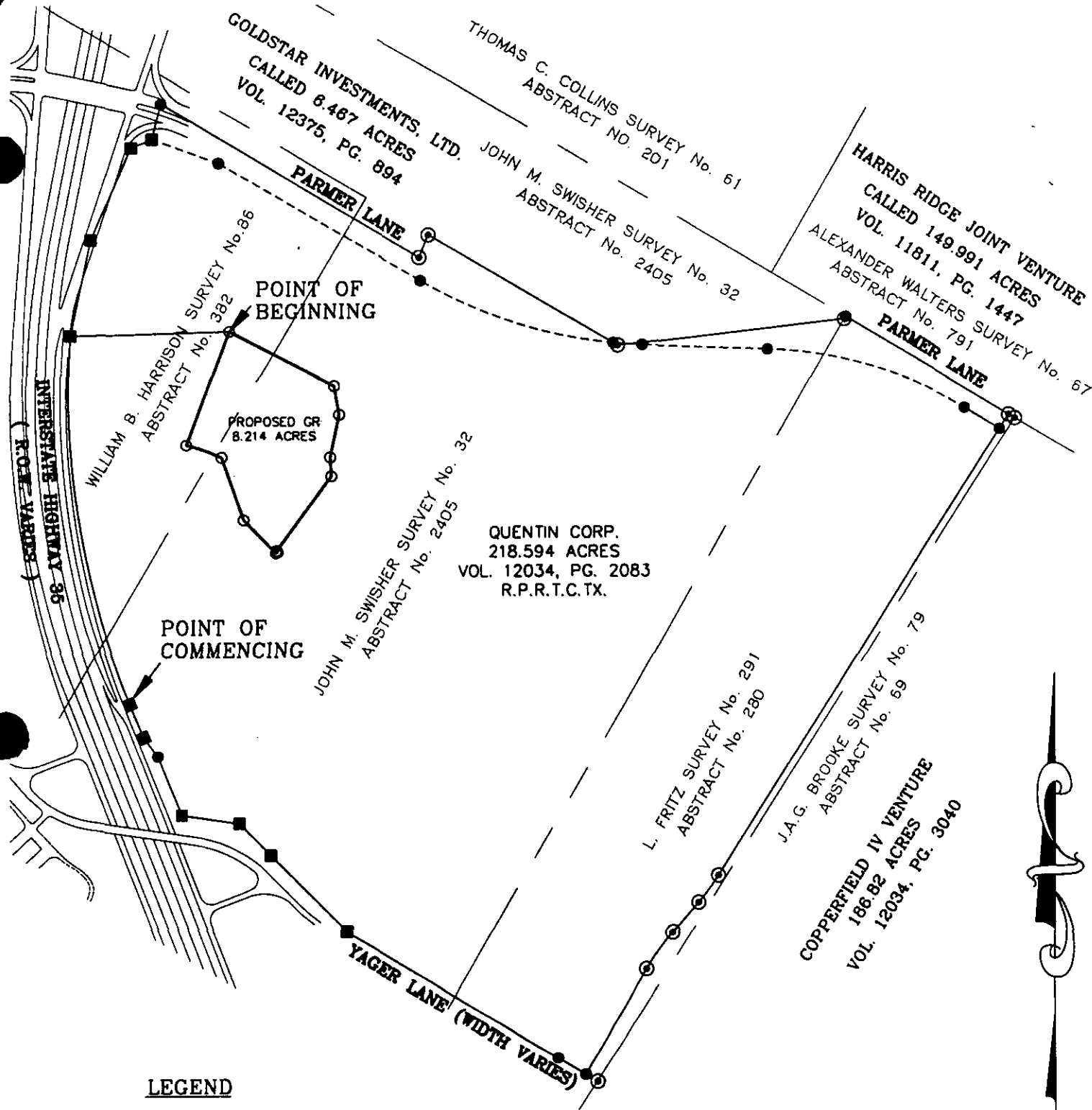
That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during November, 1996 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of November, 1996 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704


Michael R. Hatcher
Registered Professional Land Surveyor
No. 4259 - State of Texas

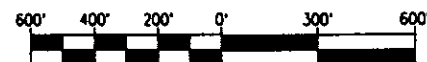




LEGEND

- TEXAS DEPARTMENT OF TRANSPORTATION
TYPE I MONUMENT
- ⊙ 3/4" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET

R.P.R.T.C.TX. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS



GRAPHIC SCALE
SCALE : 1" = 600'
NOVEMBER, 1996
TRAVIS COUNTY, TEXAS

SAM INC.
SURVEYING AND MAPPING INC.

4029 Capital of Texas Highway, S.E.
Brodie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0675
Fax: (512) 326-3029

SKETCH TO ACCOMPANY
FIELD NOTE No. 0470

A DESCRIPTION OF A 14.59 ACRE TRACT OF LAND LOCATED IN THE JOHN M. SWISHER SURVEY No. 32, ABSTRACT No. 2405, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 218.594 ACRE TRACT OF LAND DESCRIBED IN A DEED TO QUENTIN CORP. RECORDED IN VOLUME 12034, PAGE 2083 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.59 ACRE TRACT, AS DEPICTED ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation Type I monument found at the intersection of the east right-of-way line of Interstate Highway 35 (width varies) with the existing north right-of-way line of Yager Lane (width varies), being a southwesterly corner of said 218.594 acre tract;

THENCE with the said north right-of-way line of Yager Lane, the following two (2) courses and distances:

1. S 81° 42' 53" E, a distance of 248.69 feet to a Type I monument found for an angle point, and
2. S 43° 51' 49" E, a distance of 31.19 feet to a ½-inch iron rod set for the **POINT OF BEGINNING** and the most western southwest corner of the tract described herein;

THENCE departing said north right-of-way line of Yager Lane, over and across said 218.594 acre tract, the following thirteen (13) courses and distances:

1. N 12° 39' 38" E, a distance of 481.24 feet to a ½-inch iron rod set,
2. N 40° 25' 19" E, a distance of 57.58 feet to a ½-inch iron rod set,
3. N 08° 04' 54" E, a distance of 186.22 feet to a ½-inch iron rod set,
4. N 06° 43' 35" W, a distance of 261.55 feet to a ½-inch iron rod set,
5. N 60° 39' 08" E, a distance of 158.25 feet to a ½-inch iron rod set,
6. S 43° 44' 49" E, a distance of 214.91 feet to a ½-inch iron rod set,
7. S 84° 14' 03" E, a distance of 438.00 feet to a ½-inch iron rod set,
8. with the arc of a curve to the left, a distance of 80.11 feet through a central angle of 8° 30' 00", having a radius of 540.00 feet, and a chord which bears, S 11° 14' 18" E, a distance of 277.88 feet to a ½-inch iron rod set,
9. S 15° 29' 18" E, a distance of 492.38 feet to a ½-inch iron rod set,
10. with the arc of a curve to the right, a distance of 18.86 feet through a central angle of 2° 00' 04", having a radius of 540.00 feet and a chord which bears, S 14° 29' 16" E, a distance of 18.86 feet to a ½-inch iron rod set,

EXHIBIT "C"

Quentin Corp.
14.59 Acres
Zoning

FN 0471R (BDN)
April 22, 1997
SAM, Inc. Job No. 97058-21

11. N 86° 11' 50" W, a distance of 519.98 feet to a ½-inch iron rod set,
12. S 04° 44' 41" W, a distance of 354.79 feet to a ½-inch iron rod set, and
13. N 85° 10' 03" W, a distance of 449.90 feet to a ½-inch iron rod set on said north right-of-way line of Yager Lane, from which point a Type I monument found bears, S 43° 51' 49" E, a distance of 137.99 feet;

THENCE N 43° 51' 49" W, with said north right-of-way line of Yager Lane, a distance of 23.10 feet to the **POINT OF BEGINNING** and containing 14.59 acres of land, more or less.

BASIS OF BEARINGS: Two (2) 3/4" iron pipes found for an east line of the 218.594 acre tract. Record bearing of S 32° 37' 10" W was held, record distance of 2356.28 feet was found to be 2356.33 feet.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

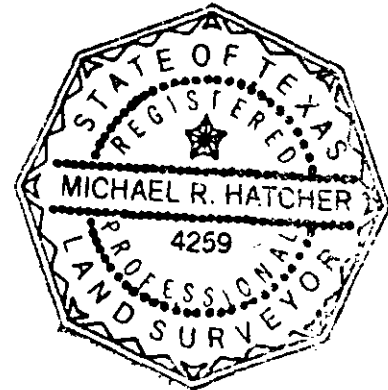
COUNTY OF TRAVIS

That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 1997 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 22nd day of April, 1997 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704


Michael R. Hatcher
Registered Professional Land Surveyor
No. 4259 - State of Texas



GOLDSTAR INVESTMENTS, LTD.
CALLED 6.467 ACRES
VOL. 12375, PG. 894

THOMAS C. COLLINS SURVEY No. 61
ABSTRACT No. 201

JOHN M. SWISHER SURVEY No. 32
ABSTRACT No. 2405

HARRIS RIDGE JOINT VENTURE
CALLED 149.991 ACRES
VOL. 11811, PG. 1447
ALEXANDER WALTERS SURVEY No. 67
ABSTRACT No. 791

WILLIAM B. HARRISON SURVEY No. 86
ABSTRACT No. 382

PARMER LANE

PARMER LANE

QUENTIN CORP.
218.594 ACRES
VOL. 12034, PG. 2083
R.P.R.T.C.TX.

JOHN M. SWISHER SURVEY No. 32
ABSTRACT No. 2405

PROPOSED
14.59 ACRES

L. FRITZ SURVEY No. 291
ABSTRACT No. 280

J.A.G. BROOKE SURVEY No. 79
ABSTRACT No. 69

COPPERFIELD IV VENTURE
186.82 ACRES
VOL. 12034, PG. 3040

POINT OF
COMMENCING

P.O.B.

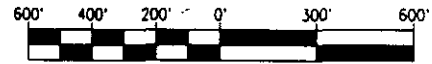
YAGER LANE (WIDTH VARIES)

LEGEND

- TEXAS DEPARTMENT OF TRANSPORTATION
TYPE I MONUMENT
- ⊙ 3/4" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET

R.P.R.T.C.TX. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS

P.O.B. POINT OF BEGINNING



GRAPHIC SCALE

SCALE : 1" = 600'

APRIL, 1997

TRAVIS COUNTY, TEXAS

SAM INC.
SURVEYING AND MAPPING INC.

4029 Capital of Texas Highway, So.
Bredie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0675
Fax: (512) 328-3028

SKETCH TO ACCOMPANY
FIELD NOTE No. 0471R

Quentin Corp.
15.17 Acres
Zoning

FN 0472R (BDN)
April 22, 1997
SAM, Inc. Job No. 97058-21

A DESCRIPTION OF A 15.17 ACRE TRACT OF LAND LOCATED IN THE JOHN M. SWISHER SURVEY No. 32, ABSTRACT No. 2405, AND THE L. FRITZ SURVEY No. 291, ABSTRACT No. 280, BOTH IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 218.594 ACRE TRACT OF LAND DESCRIBED IN A DEED TO QUENTIN CORP. RECORDED IN VOLUME 12034, PAGE 2083 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 15.17 ACRE TRACT, AS DEPICTED ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/4-inch iron pipe found for the northeast corner of said 218.594 acre tract;

THENCE S 32° 37' 13" W, with an easterly line of said 218.594 acre tract, a distance of 1867.91 feet to a 1/2-inch iron rod set, from which point a 3/4-inch iron pipe found for the beginning of a curve in said east line bears, S 32° 37' 13" W, a distance of 488.42 feet;

THENCE N 85° 14' 03" W, departing the east line of said 218.594 acre tract, over and across said 218.594 acre tract, a distance of 325.56 feet to a 1/2-inch iron rod set for the **POINT OF BEGINNING** and most easterly northeast corner of the tract described herein;

THENCE continuing over and across said 218.594 acre tract, the following nine (9) courses and distances:

1. S 04° 45' 57" W, a distance of 414.98 feet to a 1/2-inch iron rod set,
2. N 85° 15' 19" W, a distance of 930.00 feet to a 1/2-inch iron rod set,
3. N 04° 46' 06" E, a distance of 430.77 feet to a 1/2-inch iron rod set,
4. with the arc of a curve to the left, (non-tangent to last course), a distance of 278.88 feet through a central angle of 16° 49' 11", having a radius of 950.00 feet, and a chord which bears, N 08° 35' 57" W, a distance of 277.88 feet to a 1/2-inch iron rod set,
5. N 72° 59' 28" E, a distance of 183.73 feet to a 1/2-inch iron rod set,
6. with the arc of a curve to the right, a distance of 314.00 feet through a central angle of 44° 58' 40", having a radius of 400.00 feet and a chord which bears, S 84° 31' 12" E, a distance of 306.00 feet to a 1/2-inch iron rod set,
7. S 62° 01' 52" E, a distance of 113.91 feet to a 1/2-inch iron rod set,
8. with the arc of a curve to the left, a distance of 189.91 feet through a central angle of 27° 12' 08", having a radius of 400.00 feet and a chord which bears, S 75° 37' 56" E, a distance of 188.13 feet, and

Quentin Corp.
15.17 Acres
Zoning

FN 0472R (BDN)
April 22, 1997
SAM, Inc. Job No. 97058-21

9. S 34° 56' 20" E, a distance of 356.00 feet to **POINT OF BEGINNING** and containing 15.17 acres of land, more or less.

BASIS OF BEARINGS: Two (2) 3/4" iron pipes found for an east line of the 218.594 acre tract. Record bearing of S 32° 37' 10" W was held, record distance of 2356.28 feet was found to be 2356.33 feet.

THE STATE OF TEXAS


COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

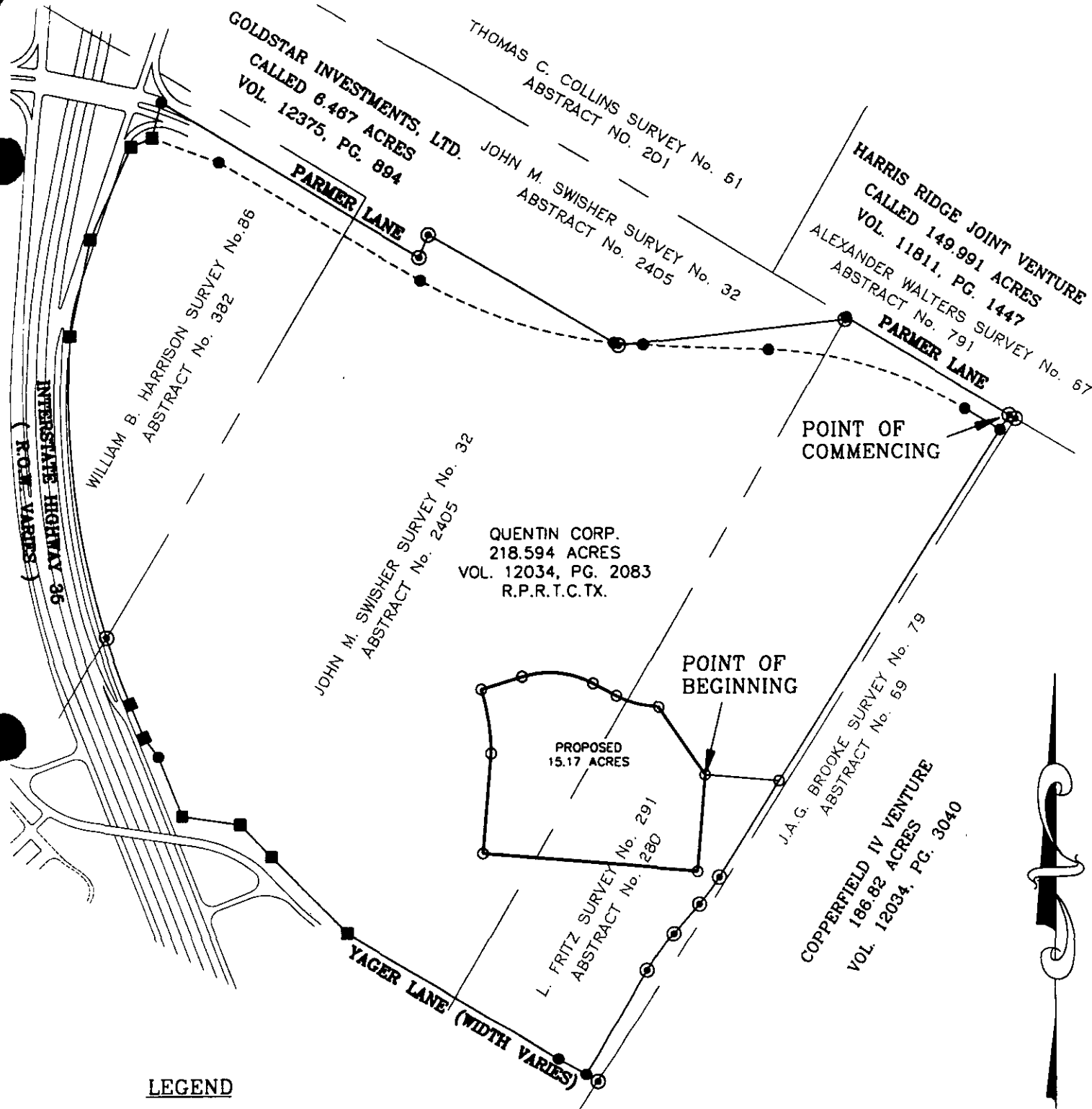
That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 1997 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 22nd day of April, 1997 A.D.

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Austin, Texas 78704


Michael R. Hatcher
Registered Professional Land Surveyor
No. 4259 - State of Texas





R.P.R.T.C.TX. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS

SAM INC.
SURVEYING AND MAPPING INC.

4028 Capital of Texas Highway, So.
Bredie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0676
Fax: (512) 328-3028

SKETCH TO ACCOMPANY
FIELD NOTE No. 0472R

Quentin Corp.
8.663 Acres
Proposed RR Zoning

Tract 5

FN 0468 (BDN)
November 12, 1996
SAM, Inc. Job No. 96119-22

A DESCRIPTION OF A 8.663 ACRE TRACT OF LAND LOCATED IN THE JOHN M. SWISHER SURVEY No. 32, ABSTRACT No. 2405, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 218.594 ACRE TRACT OF LAND DESCRIBED IN A DEED TO QUENTIN CORP. RECORDED IN VOLUME 12034, PAGE 2083 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 8.663 ACRE TRACT, AS DEPICTED ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation Type I monument found at the intersection of the east right-of-way line of Interstate Highway 35 (width varies) with the existing north right-of-way line of Yager Lane (width varies), being a southwesterly corner of said 218.594 acre tract and the most southerly corner hereof;

THENCE N 21° 40' 52" W, with said east right-of-way line of IH 35, a distance of 206.54 feet to a ½-inch iron rod set for the most western south corner of the tract described herein;

THENCE departing said east right-of-way of IH 35, over and across said 218.594 acre tract, the following twenty (20) courses and distances:

1. N 40° 25' 19" E, a distance of 457.98 feet to a ½-inch iron rod set,
2. N 08° 04' 54" E, a distance of 102.24 feet to a ½-inch iron rod set,
3. N 06° 43' 35" W, a distance of 368.89 feet to a ½-inch iron rod set,
4. N 60° 39' 08" E, a distance of 248.36 feet to a ½-inch iron rod set,
5. N 34° 37' 55" W, a distance of 7.52 feet to a ½-inch iron rod set,
6. N 35° 52' 57" E, a distance of 395.63 feet to a ½-inch iron rod set,
7. N 02° 52' 51" W, a distance of 81.36 feet to a ½-inch iron rod set,
8. N 11° 31' 00" E, a distance of 187.74 feet to a ½-inch iron rod set,
9. N 09° 44' 22" W, a distance of 125.61 feet to a ½-inch iron rod set,
10. S 61° 59' 03" E, a distance of 199.65 feet to a ½-inch iron rod set,
11. S 23° 10' 33" W, a distance of 71.03 feet to a ½-inch iron rod set,
12. S 08° 45' 57" W, a distance of 280.00 feet to a ½-inch iron rod set,
13. S 33° 45' 57" W, a distance of 145.00 feet to a ½-inch iron rod set,
14. S 63° 31' 03" E, a distance of 72.77 feet to a ½-inch iron rod set,
15. S 35° 52' 57" W, a distance of 152.34 feet to a ½-inch iron rod set,

Quentin Corp.
8.663 Acres
Proposed RR Zoning

FN 0468 (BDN)
November 12, 1996
SAM, Inc. Job No. 96119-22

16. S 34° 37' 55" E, a distance of 85.48 feet to a ½-inch iron rod set,
17. S 60° 39' 08" W, a distance of 334.38 feet to a ½-inch iron rod set,
18. S 06° 43' 35" E, a distance of 261.55 feet to a ½-inch iron rod set,
19. S 08° 04' 54" W, a distance of 186.22 feet to a ½-inch iron rod set, and
20. S 40° 25' 19" W, a distance of 601.64 feet to a ½-inch iron rod set on the said north right-of-way line of Yager Lane;

THENCE N 81° 42' 53" W, with said north right-of-way line of Parmer Lane, a distance of 20.62 feet to the **POINT OF BEGINNING** and containing 8.663 acres of land, more or less.

BASIS OF BEARINGS: Two (2) 3/4" iron pipes found for an east line of the 218.594 acre tract. Record bearing of S 32° 37' 10" W was held, record distance of 2356.28 feet was found to be 2356.33 feet.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

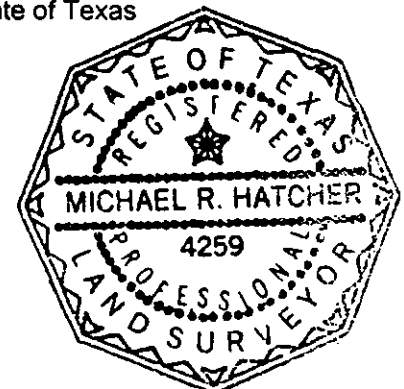
COUNTY OF TRAVIS

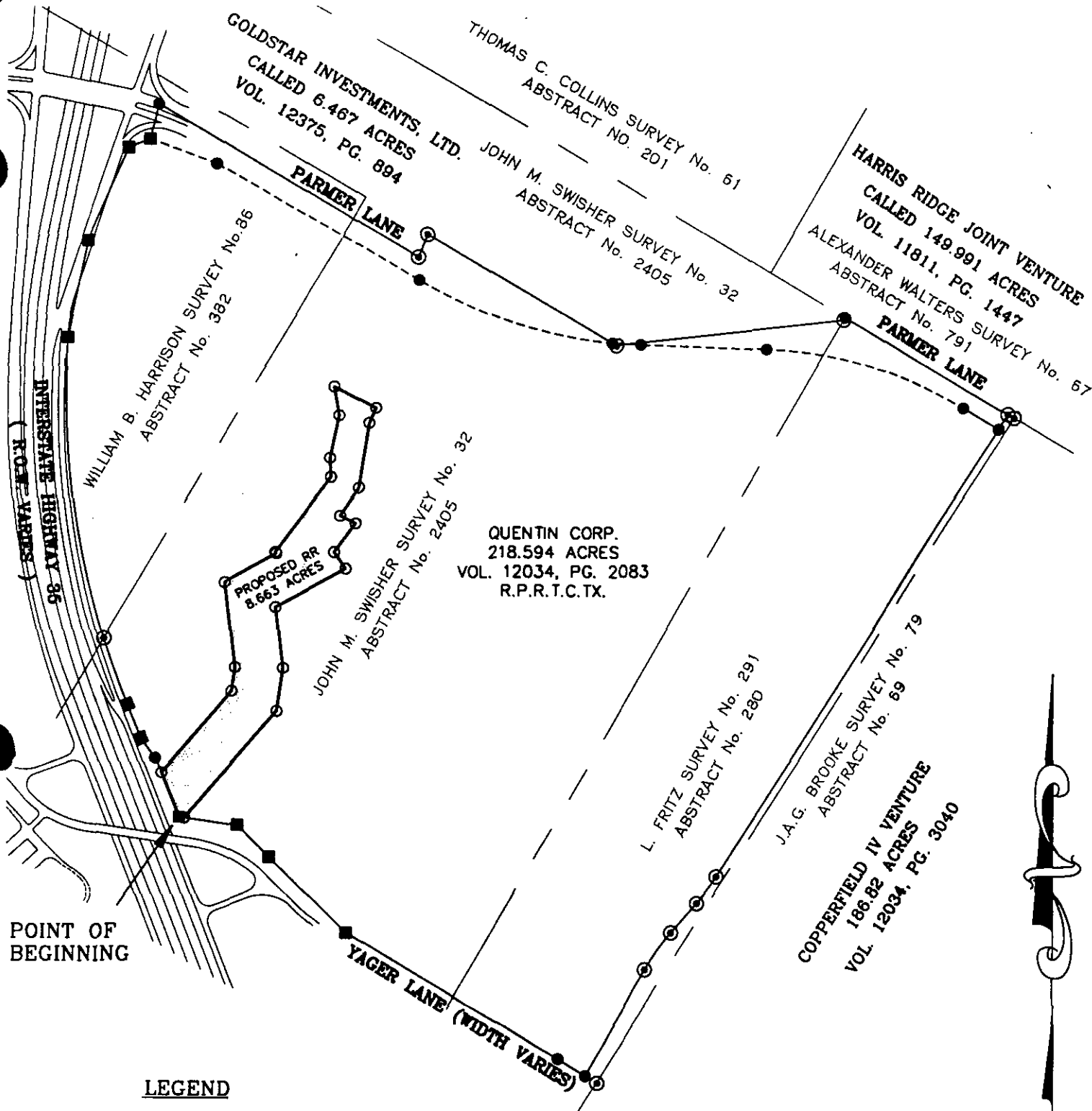
That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during November, 1996 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of November, 1996 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704


Michael R. Hatcher
Registered Professional Land Surveyor
No. 4259 - State of Texas





LEGEND

- TEXAS DEPARTMENT OF TRANSPORTATION
TYPE I MONUMENT
- ⊙ 3/4" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET

R.P.R.T.C.TX. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS



GRAPHIC SCALE

SCALE : 1" = 600'

NOVEMBER, 1996

TRAVIS COUNTY, TEXAS

SAM
SURVEYING AND MAPPING INC.

4029 Capital of Texas Highway, Ss.
Bredie Oaks Professional Plaza, Suite 128
Austin, Texas 78704
(512) 447-0676
Fax: (512) 326-3029

SKETCH TO ACCOMPANY
FIELD NOTE No. 0468

Quentin Corp.
4.48 Acres
Zoning

FN 0576(BDN)
April 22, 1997
SAM, Inc. Job No. 97058-21

A DESCRIPTION OF A 4.48 ACRE TRACT OF LAND LOCATED IN THE JOHN M. SWISHER SURVEY No. 32, ABSTRACT No. 2405, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 218.594 ACRE TRACT OF LAND DESCRIBED IN A DEED TO QUENTIN CORP. RECORDED IN VOLUME 12034, PAGE 2083 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.48 ACRE TRACT, AS DEPICTED ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation Type I monument found at the intersection of the east right-of-way line of Interstate Highway 35 (width varies) with the existing north right-of-way line of Yager Lane (width varies), being a southwesterly corner of said 218.594 acre tract;

THENCE with the said north right-of-way line of Yager Lane, the following three (3) courses and distances:

1. S 81° 42' 53" E, a distance of 248.69 feet to a Type I monument found for an angle point, and
2. S 43° 51' 49" E, a distance of 54.21 feet to a 1/2-inch iron rod set, and
3. S 85° 10' 03" E, departing said north right-of-way line of Yager Lane, a distance of 449.90 feet to a 1/2-inch iron rod set for the **POINT OF BEGINNING** of the tract described herein;

THENCE over and across said 218.594 acre tract, the following five (5) courses and distances:

1. N 04° 44' 41" E, a distance of 354.79 feet to a 1/2-inch iron rod set,
2. S 86° 11' 50" E, a distance of 519.98 feet to a 1/2-inch iron rod set,
3. with the arc of a curve to the right, a distance of 172.03 feet through a central angle of 18° 15' 11", having a radius of 540.00 feet and a chord which bears, S 04° 21' 39" E, a distance of 171.30 feet to a 1/2-inch iron rod set,
4. S 04° 46' 06" W, a distance of 195.03 feet to a 1/2-inch iron rod set, and
5. N 85° 10' 03" W, a distance of 546.94 feet to the **POINT OF BEGINNING** and containing 4.48 acres of land, more or less.

BASIS OF BEARINGS: Two (2) 3/4" iron pipes found for an east line of the 218.594 acre tract. Record bearing of S 32° 37' 10" W was held, record distance of 2356.28 feet was found to be 2356.33 feet.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

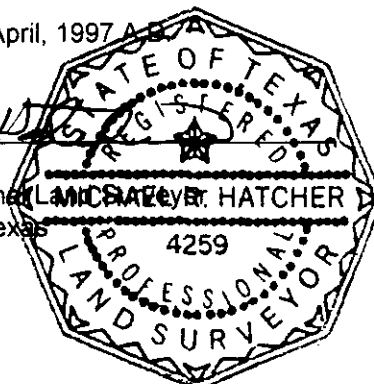
That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 1997 under my direction and supervision.

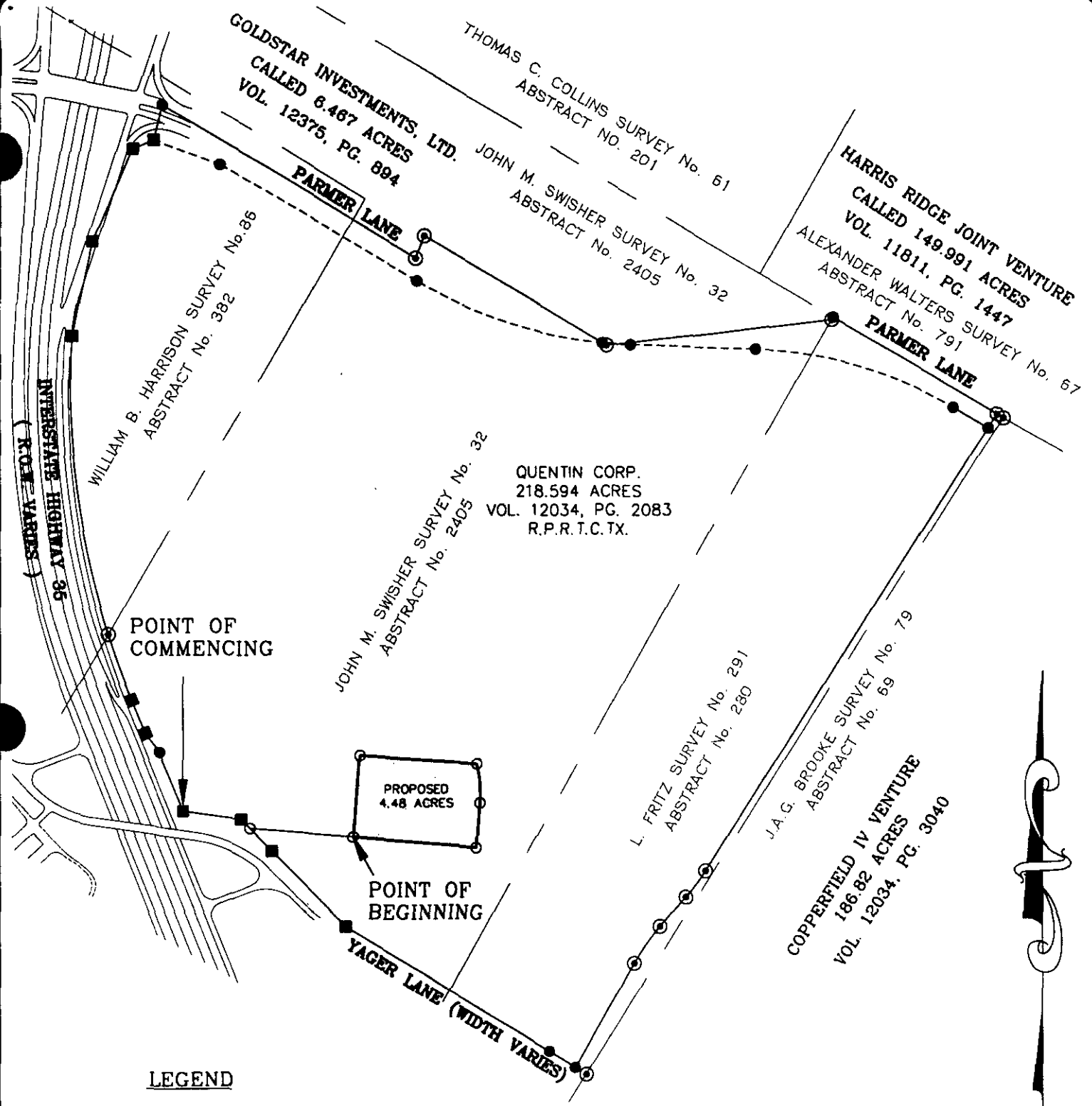
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 22nd day of April, 1997

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704

EXHIBIT "F"

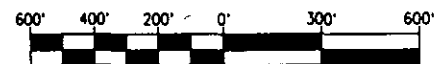
Michael R. Hatcher
Registered Professional Land Surveyor
No. 4259 - State of Texas





LEGEND

- TEXAS DEPARTMENT OF TRANSPORTATION
TYPE I MONUMENT
- ⊙ 3/4" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET



GRAPHIC SCALE

SCALE : 1" = 600'

APRIL, 1997

TRAVIS COUNTY, TEXAS

R.P.R.T.C.TX. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS

SAM
INC.
SURVEYING AND MAPPING INC.

4029 Capital of Texas Highway, S.E.
Brooks Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0875
Fax: (512) 326-3099

**SKETCH TO ACCOMPANY
FIELD NOTE No. 0576**



<p>1" = 600'</p>	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: A. GONZALEZ</p>	<p>ZONING</p> <p>EXHIBIT "G"</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>M33</p>	
	<p>CASE #: C14-96-0154</p> <p>ADDRESS: IH 35 N.B. AND YAGER</p> <p>LANE</p>	<p>DATE: 97-04</p> <p>INTLS: MS</p>		
	<p>SUBJECT AREA (acres): 63.160</p>			

Austin American-Statesman

PO#: 970424HH
Ad ID#: 58M700400
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

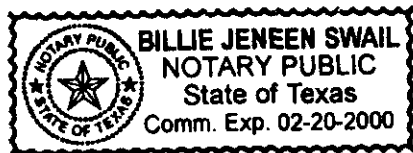
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	5/12/97	Last Published:	5/12/97
Times Published:	1	Classification:	9980
Lines:	59	Cost:	\$154.58

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 12th day of May 1997



Billie Jeneen Swail
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

ORDINANCE NO. 970424-HH
AN ORDINANCE REZONING AND
CHANGING THE ZONING MAP AC-
COMPANYING CHAPTER 13-2 OF
THE CITY CODE AS FOLLOWS:
TRACT 1: 6.57 ACRE TRACT OF LAND
OUT OF THE JIM M. SWISHER SURVEY
NO. 32, ABSTRACT NO. 2405 AND
THE WILLIAM B. HARRISON SURVEY
NO. 86, ABSTRACT NO. 382 IN TRAV-
IS COUNTY, TEXAS FROM "GO"
GENERAL OFFICE DISTRICT TO "GR"
COMMUNITY COMMERCIAL
DISTRICT.
TRACT 2: 8.214 ACRE TRACT OF
LAND OUT OF THE JIM M. SWISHER
SURVEY NO. 32, ABSTRACT NO. 2405
AND THE WILLIAM B. HARRISON SUR-
VEY NO. 86, ABSTRACT NO. 382 IN
TRAVIS COUNTY, TEXAS FROM
"GO" GENERAL OFFICE DISTRICT
AND "CS" COMMERCIAL SERVICES
DISTRICT TO "GR" COMMUNITY
COMMERCIAL DISTRICT.
TRACT 3: 14.59 ACRE TRACT OF
LAND OUT OF THE JIM M. SWISHER
SURVEY NO. 32, ABSTRACT NO. 2405
IN TRAVIS COUNTY, TEXAS
FROM "GR" COMMUNITY COM-
MERCIAL DISTRICT TO "U" LIMITED
INDUSTRIAL SERVICES DISTRICT.
TRACT 4: 15.17 ACRE TRACT OF
LAND OUT OF THE JIM M. SWISHER
SURVEY NO. 32, ABSTRACT NO. 2405
AND THE L. FRITZ SURVEY NO. 291,
ABSTRACT NO. 280, IN TRAVIS
COUNTY, TEXAS FROM "U" LIMITED
INDUSTRIAL SERVICES DISTRICT TO
"GO" GENERAL OFFICE DISTRICT.
TRACT 5: 8.663 ACRE TRACT OF
LAND OUT OF THE JIM M. SWISHER
SURVEY NO. 32, ABSTRACT NO.
2405, IN TRAVIS COUNTY, TEXAS
FROM "GO" GENERAL OFFICE DIS-
TRICT, "GR" COMMUNITY COM-
MERCIAL DISTRICT, "CS"
COMMERCIAL SERVICES DISTRICT,
AND "U" LIMITED INDUSTRIAL SER-
VICES DISTRICT TO "RR" RURAL RESI-
DENCE DISTRICT.
TRACT 6: 4.48 ACRE TRACT OF LAND
OUT OF THE JIM M. SWISHER SURVEY
NO. 32, ABSTRACT NO. 2405, IN
TRAVIS COUNTY, TEXAS FROM "GR"
COMMUNITY COMMERCIAL DIS-
TRICT TO "GO" GENERAL OFFICE
DISTRICT.
Mayor Bruce Todd
Austin, Texas